

Recording Information

Grantee: Hannah Beth Langston
3310 Bolin Road
Hernando MS 38632
Phone # 901-404-3433
Phone # No Second Number

Grantor: Secretary of HUD
c/o Hooks Van Holm, Inc.
1021 Noble Street, Suite 212
Anniston, AL 36903
Phone # 256-241-1415
No Second Number

Type of Instrument: Special Warranty Deed

Prepared by and Return to:

Fearnley & Califf, PLLC
6389 Quail Hollow Road
Suite 202
Memphis TN 38120
901-328-6800
Linda J. Mathis - Bar Number 9183

Indexing Instructions: 1.5 acres in the NW ¼ S28, T3S, R7W, in Desoto County
Mississippi.

Prepared by and return to:
 Fearnley & Califf - MS
 981 Goodman Road - Suite 105
 Horn Lake, MS 38637
 Phone No.: 901 328-6800
 Linda J. Mathis Bar Number 9183

STATE OF MISSISSIPPI

FHA CASE NO. 281-300098

SPECIAL WARRANTY DEED

Indexing Instructions: 1.5 acres, NW 1/4, Section 28, T3S, R7W, DeSoto Co, MS

This Indenture, made between Secretary of Housing and Urban Development, of Washington, D.C., or his successors, party of the first part, (**Grantor**), and **Hannah Beth Langston**, , party(ies) of the second part (**Grantee**).

Witnesseth, that the said party of the first part, for and in consideration of the sum of one dollar (\$1.00), and other valuable consideration in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey, confirm and specially warrant unto the said party(ies) of the second part, and the heirs and assigns of the said party(ies) of the second part, the following described land and property situated in DeSoto County, Mississippi, to-wit:

SEE ATTACHED EXHIBIT "A"

Being the same property acquired by the party of the first part pursuant to the provision of the National Housing Act, as amended (12 USA 1701 et seq.) and the Department of Housing and Urban Development Act (42 U.S.C. 3531), by deed dated **July 13, 2009** and recorded in **Book 614, Page 463** in the Chancery Clerk's Office of DeSoto County, Mississippi.

To have and to hold the said property hereinbefore described, with all and singular the rights, members and appurtenances thereunto appertaining, to the only proper use, benefit and behoof of the said party(ies) of the second party, forever, in fee simple; and the said party of the first part specially warrants the title to the said bargained property above described against the lawful claims of all persons claiming by, through or under the party of the first part.

Subject to all covenants, restrictions, reservations, easements, conditions and right(s) appearing of record; and **subject** to any state of facts an accurate survey would show.

This Deed not to be in effect until: **October 13, 2009**

In Witness whereof the undersigned has set his/her hand and seal as the duly authorized principal of Hooks Van Holm, Inc., an Alabama corporation, marketing contractor of the U. S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development (HUD), under authority and by virtue of that delegation of authority published at 70 F. R. 43171 (July 26, 2005), as amended.

**Secretary of Housing and Urban Development
by its Delegated Authority, Hooks Van Holm, Inc.,**

By: *Angelletha Harris*
Its: **Authorized Signatory**
Dated: 10/8/09

**STATE OF ALABAMA
COUNTY OF CALHOUN**

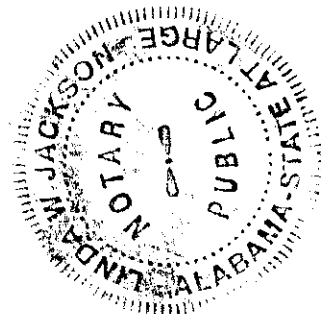
Personally appeared before me, the undersigned Notary Public in and for said county and state, on the 8 day of October, 2009, within my jurisdiction, the within named Angelletha Harris, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged him/herself to be duly authorized principal and an authorized signatory of **Hooks Van Holm, Inc.**, for and on behalf of said Corporation, being HUD's delegated authority, and on behalf of the Secretary of Housing and Urban Development, as the act and deed of said Corporation and the Secretary of Housing and Urban Development, he/she executed the above and foregoing instrument, after first having been duly authorized by said Corporation and the Secretary of Housing and Urban Development so to do.

Linda W Jackson
NOTARY PUBLIC

My Commission Expires: 1/23/13

Parcel No.: 307828000 00006.09
Mail Tax Bills To: 4164 Jaybird Road
Hernando, MS 38632

**LINDA W JACKSON
NOTARY PUBLIC
ALABAMA
STATE AT LARGE**



Property Address: 4164 Jaybird Road
Hernando, MS 38632

Grantor's Address:
Secretary of HUD

Grantee's Address:
Hannah Beth Langston

c/o Hooks Van Holm, Inc.
1021 Noble Street, Suite 212
Anniston, AL 36903
Phone #: (256) 241-1415
No Second Number

3310 Bolin Road
Hernando, MS 38632
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EXHIBIT "A"

1.5 acres, in the Northwest Quarter of Section 28, Township 3 South, Range 7 West, described as beginning at an iron pin on the West right of way of Jay Bird Road, said pin being 990 feet South and 660 feet East of the Northwest corner of said Section 28; and also being the Southeast corner of the James P. Tipton tract of land; thence South 84 degrees 30 minutes West along the South line of the Tipton tract, 374.73 feet to an iron pin; thence North 5 degrees 30 minutes West 194.18 feet to an iron pin; thence North 84 degrees 30 minutes East 298.24 feet to an iron pin in the West right of way of said road; thence South 27 degrees 00 minutes East along said road right of way 208.71 feet to the point of beginning and containing 1.5 acres, more or less.